



Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge
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TO LET 18 SOUTHERNHAY WEST EXETER EX1 1PJ



**Third Floor Office
36m² (395 sq ft)**

Period Office Building – Exeter's Business District

LOCATION AND DESCRIPTION

No. 18 forms part of a terrace of Georgian buildings at Southernhay West. It is a prestigious location in the centre of Exeter's business district and provides a pleasant working environment with period buildings overlooking communal greens.



The Princesshay Shopping Centre, High Street, and Cathedral Green are close-by. There is metered 'on street' parking outside the building which is close to both public transport and city centre car parks.

The building has central heating, period features and a communal hallway.

MEASUREMENTS: approximate

The 3rd floor office measures 4.79m x 8.06m and is divided into two areas.

Total size: 36m² (395 sq ft)

There is shared use of the WC's and kitchenette.



TERMS

A new lease is offered on negotiable terms for £495 per calendar month. (£5940 pa)

There is a service charge which is currently £1140 per quarter

BUSINESS RATES – Approximate

Rateable Value: £5,200

Rates Payable: circa £2600pa

NB: Small business rate relief would apply. Please see the Government VOA website for further information.

VIEWING

To arrange a viewing please contact **Turner Locker Barnfield:**

Tel: 01392 201202

Email: admin@turner-locker.co.uk

Web: www.turner-locker.co.uk

SUBJECT TO CONTRACT

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